

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-111</u></a>	<a href="#"><u>ADRIAN DEVELOPMENT GROUP, INC.</u></a>
<a href="#"><u>02-285</u></a>	<a href="#"><u>GARY &amp; ROXANA SLOAN</u></a>
<a href="#"><u>02-286</u></a>	<a href="#"><u>JORGE &amp; NANCY HERNANDEZ</u></a>

THE FOLLOWING HEARING WAS DEFERRED ON 3/13/03 TO THIS DATE:

HEARING NO. 02-10-CZ9-4 (02-111)

17-53-40  
Council Area 9  
Comm. Dist. 12

APPLICANTS: ADRIAN DEVELOPMENT GROUP, INC. is appealing the decision of Community Zoning Appeals Board #9 for LANDMARK 107 L. C., ET AL., which denied in part the following:

(1) BU-2, IU-1 & GU to T. N. D.

(2) USE VARIANCE to permit residential uses in the workshop area (not permitted).

SUBJECT PROPERTY: Tracts 24, 25, 33, 34, 35, 36, 45, 46, 47, 48 and the west ½ of Tracts 41, 42, 43 and 44 in Section 17, Township 53 South, Range 40 East, FLORIDA FRUITLAND COMPANY SUBDIVISION, Plat book 2, Page 17.

LOCATION: Lying on the east side of N.W. 107 Avenue and north of N.W. 58 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120 Acres

BU-2 (Business – Special)  
IU-1 (Industry – Light)  
GU (Interim)  
T. N. D. (Traditional Neighborhood District)

HEARING NO. 03-1-CZ14-4 (02-285)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: GARY & ROXANA SLOAN

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 02-12-CZ14-2 (02-286)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: JORGE & NANCY HERNANDEZ

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 gross acres

PRESENT ZONING: GU (Interim)